

EXHIBIT A

Client	Anna Franklin	File No.	012328WH
Property Address	11320 Larimore Rd		
City	Saint Louis	County	St. Louis
Owner	Franklin, Anna E		

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SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address 11320 Larimore Rd Legal Description Loc 105.96 Ft From N W Corner 523-18 City Saint Louis County St. Louis State MO Zip Code 63138 Census Tract 2107.02 Map Reference G8-11 Wunn
SALES PRICE	Sale Price \$ N/A Date of Sale
CLIENT	Client Anna Franklin Owner Franklin, Anna E
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet) 1,369 Price per Square Foot \$ Location Suburban/BsyRd Age 64 Condition Below Average Total Rooms 6 Bedrooms 2 Baths 1.1
APPRASIER	Appraiser Wade Higgins Date of Appraised Value 01/23/2023
VALUE	Opinion of Value \$ 90,000

RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 012328WH

SUBJECT	Property Address: 11320 Larimore Rd				City: Saint Louis			State: MO Zip Code: 63138			
	County: St. Louis				Legal Description: Loc 105.96 Ft From N W Corner 523-18			Assessor's Parcel #: 09E-22-0093			
	Tax Year: 2022		R.E. Taxes: \$ 2,153		Special Assessments: \$ 0.00		Borrower (if applicable): N/A				
	Current Owner of Record: Franklin, Anna E				Occupant: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing						
	Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)							HOA: \$ Unknown <input type="checkbox"/> per year <input type="checkbox"/> per month			
	Market Area Name: St Louis County (Hazelwood Area)				Map Reference: G8-11 Wunn			Census Tract: 2107.02			
	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)										
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective										
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)										
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)										
Intended Use: This report is intended to be used by the client to assist in determining the market value of the subject property. Use of this report by others is not intended by the appraiser. This appraisal is not meant for a financial transaction.											
Intended User(s) (by name or type): The client listed below.											
ASSIGNMENT	Client: Anna Franklin				Address: 11320 Larimore Rd, St. Louis						
	Appraiser: Wade Higgins				Address: 141 Spring Leigh Ct, Ballwin, MO 63011						
	Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%				Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (5-10%) <input type="checkbox"/> Vacant (10-25%) <input type="checkbox"/> Vacant (25-50%) <input type="checkbox"/> Vacant (>50%)		One-Unit Housing		Present Land Use		
							PRICE	AGE	One-Unit	85 %	<input checked="" type="checkbox"/> Not Likely
							(\$000)	(yrs)	2-4 Unit	%	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
							30+/-	Low	34+/-	%	* To: _____
	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.				150+/-	High	99+/-	Comm'l	10 %		
					60+/-	Pred	50+/-	Other	5 %		
	Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The market area boundaries consist of Spanish Pond Rd to the north, I-270 to the south, Hwy 367 to the west and Railroad Tracks to the east. There are no significantly adverse influences in this neighborhood. Access to employment centers, shopping and other local amenities is typical of competing areas. Interstate and state highway access is convenient to this neighborhood. Employment stability is typical of competing neighborhoods. Overall property maintenance in the area is average. The current economic supply and demand of residential properties at the present time appears to adequately fulfill the desires of both informed sellers and purchasers. No adverse neighborhood conditions were evident that would affect marketability in a negative manner. Property values have increased slightly and lower interest rates have caused an increase in home refinancing. There is ample supply of mortgage funds available at competitive rates with no discount points.										
	MARKET AREA DESCRIPTION	Dimensions: Lot size per property records.				Site Area: .48 Acres					
Zoning Classification: Residential				Description: Single Family							
				Zoning Compliance: <input checked="" type="checkbox"/> Legal	<input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning						
Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown				Have the documents been reviewed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Ground Rent (if applicable) \$		N/A			
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)											
Actual Use as of Effective Date: Single Family				Use as appraised in this report: Single Family							
Summary of Highest & Best Use: Subject's highest and best use is single family dwelling.											
Utilities: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other Provider/Description				Off-site Improvements	Type	Public	Private	Topography	Front Incline / Flat		
Electricity <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sanitary Sewer <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/>				Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	Typical in this area		
				Curb/Gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	Rectangular		
				Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Adequate		
				Street Lights	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Residential		
				Alley	None	<input type="checkbox"/>	<input type="checkbox"/>	Landscaping	Avg		
Other site elements: <input type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)											
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				FEMA Flood Zone X	FEMA Map # 29189C0089K			FEMA Map Date 02/04/2015			
Site Comments: There are no apparent adverse easements or encroachments noted. Refer to the deed for easements of record. A survey was not provided for review											
SITE DESCRIPTION	General Description		Exterior Description		Foundation		Basement	<input type="checkbox"/> None	Heating	Central	
	# of Units	One <input type="checkbox"/> Acc.Unit	Foundation	Concrete	Slab	N/A	Area Sq. Ft.	1,369	Type	FWA	
	# of Stories	One	Exterior Walls	Vinyl	Crawl Space	N/A	% Finished	65	Fuel	Gas	
	Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>		Roof Surface	Comp. Shingle	Basement	Full	Ceiling	Drop			
	Design (Style) Ranch		Gutters & Dwnspst.	Metal	Sump Pump	<input checked="" type="checkbox"/> None	Walls	Drywall	Cooling	Central	
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.		Window Type	DHung	Dampness	<input checked="" type="checkbox"/> None	Floor	Tile	Central	Average	
	Actual Age (Yrs.) 64		Storm/Screens	None	Settlement	NO	Outside Entry	None	Other		
	Effective Age (Yrs.) 45 Years				Infestation	NO					
	Interior Description		Appliances	Attic <input type="checkbox"/> None	Amenities			Car Storage <input type="checkbox"/> None			
	Floors	WD/Carp/Tile/Avg	Refrigerator	<input checked="" type="checkbox"/> Stairs <input type="checkbox"/> Drop Stair	Patio	Concrete			Garage # of cars (4 Tot.)		
Walls	Drywall/Avg	Range/Oven	<input type="checkbox"/> Scuttle <input checked="" type="checkbox"/> Deck	None				Attach. 2			
Trim/Finish	Wood/Avg	Disposal	<input type="checkbox"/> Doorway	Porch	Front			Detach.			
Bath Floor	Tile/Avg	Dishwasher	<input type="checkbox"/> Floor	Fence	Metal			Blt.-In			
Bath Wainscot	Fiberglass/Avg	Fan/Hood	<input type="checkbox"/> Heated	Pool	None			Carport			
Doors	Wood/Avg	Microwave	<input type="checkbox"/> Finished					Driveway 2			
		Washer/Dryer						Surface Concrete			
Finished area above grade contains:		6 Rooms	2 Bedrooms	1.1 Bath(s)	1,369 Square Feet of Gross Living Area Above Grade						
Additional features: Subject has water heater; amp C.B.											
Describe the condition of the property (including physical, functional and external obsolescence): The subject is in below average to average condition. Some deferred maintenance was noted. The quality of construction is typical for the area.											

RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 012328WH

RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 012328WH



ADDITIONAL COMPARABLE SALES

File No.: 012328WH

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	11320 Larimore Rd Saint Louis, MO 63138	11210 Larimore Rd Saint Louis, MO 63138			11250 Larimore Rd Saint Louis, MO 63138					
Proximity to Subject		0.14 miles W			0.06 miles W					
Sale Price	\$ N/A	\$ 119,900		\$ 70,000	\$ /sq.ft.		\$ /sq.ft.			
Sale Price/GLA	\$ N/A /sq.ft.	\$ 100.25 /sq.ft.		\$ 56.13 /sq.ft.	\$ /sq.ft.		\$ /sq.ft.			
Data Source(s)	Inspection	MLS#21071548			MLS#22052494					
Verification Source(s)	Public Record	Public Record			Public Record					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+(-) \$ Adjust.	DESCRIPTION		+(-) \$ Adjust.	DESCRIPTION		+(-) \$ Adjust.
Sales or Financing Concessions		FHA None Reported			Other None Reported					
Date of Sale/Time	N/A	07/05/2022			09/28/2022					
Rights Appraised	Fee Simple	Fee Simple			Fee Simple					
Location	Suburban/BsyRd	Suburban/BsyRd			Suburban/BsyRd					
Site	.48 Acres	.57 Acres			.59 Acres					
View	Res/Commercial	Res/Commercial			Res/Commercial					
Design (Style)	Ranch	Ranch			1.5 Story					
Quality of Construction	Frame	Brick/V/Frame			Frame					
Age	64	82 Years			92 Years					
Condition	Below Average	Average		-35,000	Below Average					
Above Grade	Total Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms	Baths	
Room Count	6 2 1.1	6 2 1.0		+3,000	6 3 1.0		+3,000			
Gross Living Area	1,369 sq.ft.	1,196 sq.ft.		+3,000	1,247 sq.ft.		+2,000	sq.ft.		
Basement & Finished Rooms Below Grade	Basement Partial Finish	Basement Partial Finish			Basement Unfinished		+3,000			
Functional Utility	Average	Average			Average					
Heating/Cooling	FWA C/Air	FWA C/Air			FWA C/Air					
Energy Efficient Items	Typical	Typical			Typical					
Garage/Carpert	2Car/Att	1Car/Blt-In		+4,000	2Car/Det		+2,000			
Porch/Patio/Deck	Porch/Patio	Porch/Patio			Porch/Deck					
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -25,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 10,000	<input type="checkbox"/> + <input type="checkbox"/> -		\$
Adjusted Sale Price of Comparables		\$ 94,900			\$ 80,000			\$		

SALES COMPARISON APPROACH

Assumptions, Limiting Conditions & Scope of Work

File No.: 012328WH

Property Address: 11320 Larimore Rd	City: Saint Louis	State: MO	Zip Code: 63138
Client: Anna Franklin	Address: 11320 Larimore Rd, St. Louis		
Appraiser: Wade Higgins	Address: 141 Spring Leigh Ct, Ballwin, MO 63011		

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.

- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best

use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction

with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.

- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment

the property.

- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such information that were furnished by other parties.

- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.

- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements

applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.

- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence

of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors

are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report

the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications

File No.: 012328WH

Property Address: 11320 Larimore Rd	City: Saint Louis	State: MO	Zip Code: 63138
Client: Anna Franklin	Address: 11320 Larimore Rd, St. Louis		
Appraiser: Wade Higgins	Address: 141 Spring Leigh Ct, Ballwin, MO 63011		

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direct or indirect value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

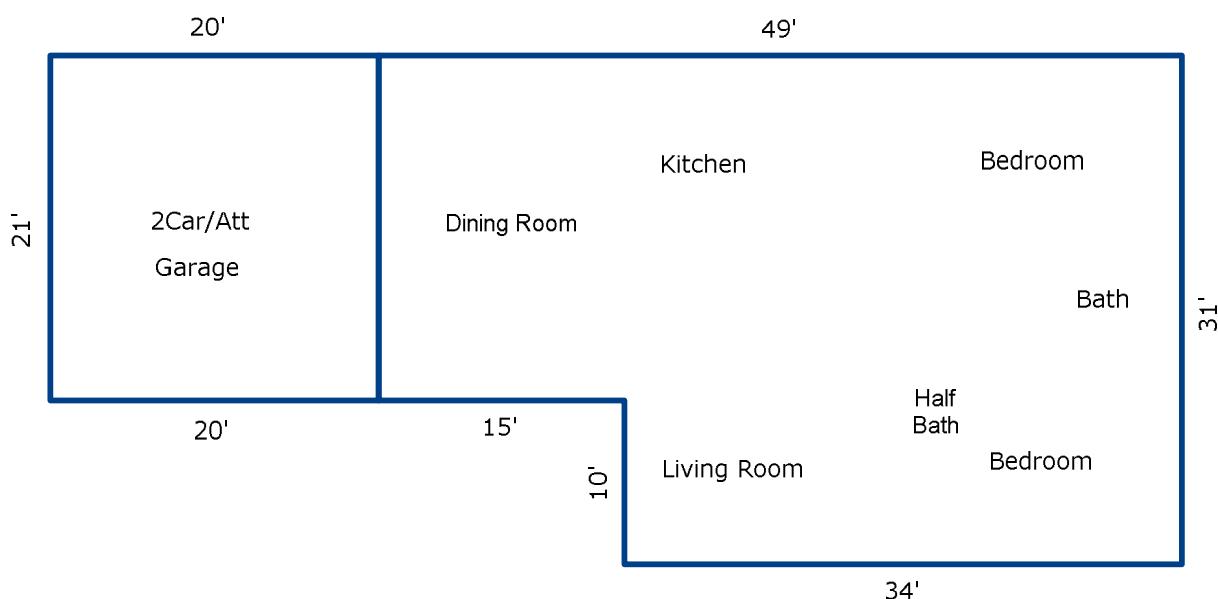
1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: _____	Client Name: Anna Franklin
E-Mail: _____	Address: 11320 Larimore Rd, St. Louis
APPRAISER	
 <i>Wade Higgins</i>	
Appraiser Name: Wade Higgins	
Company: Alliance Appraisal Services	
Phone: (314) 323-9429	
Fax: _____	
E-Mail: stlouisappraiser@yahoo.com	
Date Report Signed: 01/25/2023	
License or Certification #: 2006008946 State: MO	
Designation: _____	
Expiration Date of License or Certification: 06/30/2024	
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	
Date of Inspection: 01/23/2023	
SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)	
Supervisory or Co-Appraiser Name: _____	
Company: _____	
Phone: _____ Fax: _____	
E-Mail: _____	
Date Report Signed: _____	
License or Certification #: _____ State: _____	
Designation: _____	
Expiration Date of License or Certification: _____	
Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	
Date of Inspection: _____	

Building Sketch

Client	Anna Franklin		
Property Address	11320 Larimore Rd		
City	Saint Louis	County	St. Louis
Owner	Franklin, Anna E	State	MO
		Zip Code	63138



AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1	1369	160	1369	First Floor	49 x	21 =	1029	
GAR	Garage	1	420	82	420		34 x	10 =		340
Net LIVABLE						2 total items				(rounded) 1,369

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Subject Photo Page

Client	Anna Franklin				
Property Address	11320 Larimore Rd				
City	Saint Louis	County	St. Louis		
Owner	Franklin, Anna E	State	MO	Zip Code	63138



Subject Front

11320 Larimore Rd
Sales Price N/A
Gross Living Area 1,369
Total Rooms 6
Total Bedrooms 2
Total Bathrooms 1.1
Location Suburban/BsyRd
View Res/Commercial
Site .48 Acres
Quality Frame
Age 64



Subject Rear



Subject Street

Subject Photo Page

Client	Anna Franklin
Property Address	11320 Larimore Rd
City	Saint Louis
Owner	Franklin, Anna E



Subject Kitchen

11320 Larimore Rd
Sales Price N/A
Gross Living Area 1,369
Total Rooms 6
Total Bedrooms 2
Total Bathrooms 1.1
Location Suburban/BsyRd
View Res/Commercial
Site .48 Acres
Quality Frame
Age 64



Subject Bath



Subject Half Bath

Comparable Photo Page

Client	Anna Franklin				
Property Address	11320 Larimore Rd				
City	Saint Louis	County	St. Louis		
Owner	Franklin, Anna E	State	MO	Zip Code	63138



Comparable 1

1211 Cove Ln	
Prox. to Subject	0.92 miles NE
Sale Price	65,000
Gross Living Area	1,342
Total Rooms	6
Total Bedrooms	2
Total Bathrooms	1.0
Location	Suburban
View	Residential
Site	.20 Acres
Quality	Frame
Age	65 Years



Comparable 2

11651 Herefordshire Dr	
Prox. to Subject	0.81 miles NE
Sale Price	106,000
Gross Living Area	1,252
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1.1
Location	Suburban
View	Residential
Site	.27 Acres
Quality	BrickV/Frame
Age	63 Years



Comparable 3

1361 Bayonne Dr	
Prox. to Subject	0.48 miles N
Sale Price	122,000
Gross Living Area	1,304
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	Suburban
View	Residential
Site	.26 Acres
Quality	BrickV/Frame
Age	63 Years

Comparable Photo Page

Client	Anna Franklin				
Property Address	11320 Larimore Rd				
City	Saint Louis	County	St. Louis		
Owner	Franklin, Anna E	State	MO	Zip Code	63138



Comparable 4

11210 Larimore Rd
 Prox. to Subject 0.14 miles W
 Sale Price 119,900
 Gross Living Area 1,196
 Total Rooms 6
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location Suburban/BsyRd
 View Res/Commercial
 Site .57 Acres
 Quality BrickV/Frame
 Age 82 Years



Comparable 5

11250 Larimore Rd
 Prox. to Subject 0.06 miles W
 Sale Price 70,000
 Gross Living Area 1,247
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 1.0
 Location Suburban/BsyRd
 View Res/Commercial
 Site .59 Acres
 Quality Frame
 Age 92 Years

Comparable 6

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Location Map

Client	Anna Franklin		
Property Address	11320 Larimore Rd		
City	Saint Louis	County	St. Louis
Owner	Franklin, Anna E	State	MO Zip Code 63138



FROM:		
Alliance Appraisal Services 141 Spring Leigh Ct Ballwin, MO 63011-3831	Telephone Number: (314) 323-9429	Fax Number:

TO:		
Anna Franklin	Telephone Number:	Fax Number:
	Alternate Number:	E-Mail:

INVOICE

INVOICE NUMBER
DATE
REFERENCE
Internal Order #:
Lender Case #:
Client File #:
Main File # on form: 012328WH
Other File # on form:
Federal Tax ID:
Employer ID:

DESCRIPTION		
FEES	AMOUNT	
Lender: Purchaser/Borrower: N/A Property Address: 11320 Larimore Rd City: Saint Louis County: St. Louis Legal Description: Loc 105.96 Ft From N W Corner 523-18	Client: Anna Franklin State: MO Zip: 63138	250.00
	SUBTOTAL	250.00
PAYMENTS	AMOUNT	
Check #: Date: Description:		250.00
Check #: Date: Description:		
Check #: Date: Description:		
	SUBTOTAL	250.00
	TOTAL DUE	\$ 0.00